

Minutes of the Ordinary General Assembly of the Residents Association of Camping Villas Caravaning La Manga.

The General Assembly took place on August 4th, 2023, in the designated area at the community space of the campground, facing the chapel, at 7:30 PM on the second call, with the presence of associate members and representatives of the following plots:

A-024; A-052; A-064; B-031; B-039; B-040; B-079; B-080; B-092; B-098; B-124; B-139; B-149; C-002; C-007; C-009; C-011; C-013; C-014; C-015; C-026; C-042; C-057; C-060; C-078; C-098; C-116; D-005; D-050; D-057; D-084; D-096; D-120; D-133; D-052; D-061; E-001; E-002; E-006; E-047; E-050; E-070; E-077; E-084; E-085; E-100; E-104; E-118; E-125; E-130; F-038; F-051; F-055; F-064; F-069; F-087; F-103; F-105; F-107; F-122; F-145; F-148; GH-010; GH-015; GH-028; GH-077; GH-101; GH-110; GH-116; GH-150; GH-186; N-031; N-032; N-033; N-043; M-057; O-003; O-010; O-039; PQ-081; PQ-090; PQ-158.

We also have the presence of many representatives of unregistered or associate plots.

The assembly begins with the attendance of the members of the Board of Directors, including Juan García García, José Luís Cano Pérez, José Manuel Zamora Perea, Rosa María Hernández López, José Ochoa Saura, Juan De Dios Hernández Fenollar, and Pedro José Caja Méndez. We also have the presence of our lawyer, Mr. Pedro Antonio Martínez.

Next, we proceed to fulfill the agenda:

One. Reading and approval, if applicable, of the minutes of the assembly held on August 5, 2022.

Secretary José Manuel Zamora reads the minutes of the ordinary assembly of the previous year 2022, and once concluded, attendees are asked for their agreement or objections, which are approved unanimously.

Two. Information about the actions taken.

Our president, Juan García, began by stating that the efforts towards legalizing the Camping seem to be on hold due to the recent elections of public representatives who will govern the Municipality. They are still finalizing positions and need to catch up with the ongoing proceedings. In fact, there isn't yet a responsible role to define basic plot characteristics in the campground that could serve as a model to follow. Along with the improvements already implemented, like the irrigation systems, these efforts are aimed at avoiding legal infringements that could hinder the attainment of the activity permit from the Municipality, ultimately restoring normalcy in the best possible way. Another challenge to address is the installation of individual meters, with reinforced connection safety, but this issue doesn't seem to overly concern the Administrator.

As we know, our Association's activities are currently marginalized, especially concerning celebrations before the Municipality. We don't receive customary support such as lighting assistance, event stages, or subsidies to organize them. Meanwhile, it's noticeable that Capfún faces no hindrance in arranging various events. We've had discussions with different political groups, even with the current mayor, Ms. Noelia Arroyo. Everything seems positive in words, but the reality is that the Department of Celebrations informs us that we won't receive the usual aid as long as this situation persists. Nonetheless, we have the option to proceed responsibly as we see fit. To summarize, the efforts aren't in vain, but currently, there's no valid point of contact to finalize agreements. We believe that the court, as our lawyer will explain later, will be able to address the two filed appeals more positively.

A complaint was also filed with the Autonomous Community Consumer Protection for the Right to Competition, given the exclusivity of our "lifetime" Administrator, with no response so far.

There have also been renovations in the playgrounds, the purchase of the firefighting truck, etc., which are funded solely by Capfún, as these items were not budgeted for and it doesn't seem like they will include them in upcoming budgets; initially, this might be beneficial for us, but what these initiatives truly entail is the detachment of our involvement in making decisions within the Camping.

The debt we had of €630,000 announced in the May assembly has been reduced to €426,000. It appears that although legal action hasn't been taken against any of the debtors, it's true that in response to the registered letter requirement, a significant number of them are now responding and getting up to date satisfactorily.

Electricity prices have stabilized to more affordable rates than those we endured for the previous year and a half, although we fear that the upcoming fuel price increase might impact these rates.

Some streetlights have been installed in the GH sector, as well as eight units in the playground, all powered by solar energy. These installations have also been carried out without being budgeted for.

We have been reviewing the electricity consumption meters in your premises and have come to the conclusion that many of them are malfunctioning, which could be leading to inaccurate readings. We have requested the ability to take some measurements with an ammeter clamp to at least calculate an average consumption, and in the end, they have determined that we will continue monitoring the meters and hopefully clarify the situation.

We have recently been informed by the company that absorbed the initial Apargandi that there are some plots that have not yet completed their deeds. We have reached out to some affected members to urge them to regularize their situation. If there is anyone present in the Assembly facing the same circumstances, we take this opportunity to announce that they should do so as soon as possible.

We are also aware that the restrooms in sector C have been closed for over a year under the pretext that the pillars are in poor condition. We question this, as the restrooms in sector GH were also closed for an extended period, and it was only after someone forced the door that it was revealed there was no anomaly, and they were reopened shortly after for use. We believe these are provocations designed to stir tensions and incite mobilizations. It is not consistent that significant investments are being made without any consultation, while collective restrooms that should take priority remain closed due to a lack of funds for repairs.

To the above, we add the rather peculiar behavior of another group of property owners who have attempted to provoke physical confrontations on our own plots. We understand that these behaviors lead to nothing productive. However, it seems that what we are witnessing is the beginning of a bleak future in our campground, the original seed of which undoubtedly lies in the ongoing poor practices of the administrator.

Juan García took the opportunity to remind everyone that the WhatsApp group is active for informing and resolving communal issues among the members. He emphasized that it should not be used for private matters or irrelevant comments that clutter the content, but rather for sharing relevant information.

Our lawyer, Pedro Antonio Martínez, then took the floor to provide a historical overview of the origins of our Association and to provide context to the current actions. He pointed out that in 2003, we were established in response to the unjust 30% increase in maintenance fees imposed by Costa Cálida S.A. back then. This entity had complete control and decisions were made without room for appeal. Our goal was to immediately halt this abusive behavior and to participate in the Camping's decisions. Initially, we challenged all subsequent Assemblies, with the slow judicial process ultimately vindicating us in each case, including refunding amounts to owners who had overpaid.

We established rules to limit excessive increases in the annual fee and achieved, in a probably 2012 ruling, that Caravaning's vote was no longer the only valid one, but that a double majority system (participation quota and individual vote) was required. The Administrator was compelled to consider our votes for making decisions, under the risk of disobedience if not done so. Since then, our association started collecting votes from everyone for the annual assembly, highlighting the significance of delegating votes to our association to oversee the administrator's actions.

Until that point, our sole adversary was the administration. Now, unfortunately, more adversaries have emerged due to disunity. Some believe they know everything and want to resist changes in the camping, but it's crucial to adapt to regulations to prevent the closure of the camping by the Municipality. We are now facing the dilemma of what and how to adapt, and another adversary arises: there are those who want to do nothing and others who seek unnecessary changes. The engineer's report on the plots indicates that none of the ones we requested are suitable, while all of Capfún's are.

We must be rational in adapting to regulations, prioritizing safety according to the Municipality to eliminate risks in certain plots.

Another serious concern is that during the General Assembly on May 5th, a group voted against claiming outstanding payments from delinquents, and it was approved! This was documented in the notarial record. Adversaries are multiplying, even among co-owners who were once united through this Association. Dividing ourselves and voting against pursuing delinquents is not the right path. We must be responsible, avoid thinking we know everything, and not jeopardize the hard work to maintain harmony and defend our rights in the camping area.

We all know that the Camping site is not currently closed as was the intention of the Municipality, thanks to two appeals presented by this Association, whose procedures are ongoing due to the alleged illegality of the Municipality's actions in not involving us or even giving us the chance to be heard.

Returning to the topic of the engineer's reports and considering their lack of seriousness, as they deem 100% of the requested profiles as illegal and there are reasonable doubts about the criteria of illegality they employ, we should determine that it is the municipal service itself that informs us of any deficiencies we might have, and then take appropriate action. Another option proposed by our lawyer to the Association's Board of Directors is to engage an independent professional who can advise us, allowing us to create these profiles ourselves to submit to the Municipality; naturally, the Association would provide the necessary technical and legal support.

After our lawyer's presentation, our president, Juan García, took the floor once again. His intention was to inform those members who do not use the group's WhatsApp. He began by highlighting the effective explanation provided by our lawyer, Pedro, and emphasized that the decision had been made to refrain from requesting more parcel records due to the potential negative implications. The president underscored that, following a meeting with our lawyer within the board of directors, the possibility of engaging an architect had been explored, similar to what had been done when addressing the coefficients to create a standardized model for the community. This architect, if necessary, could prepare individual records for each parcel, adhering to the minimal requirements stipulated by the municipality to ensure compliance with regulations for our plots.

The president lamented the lack of seriousness in the work carried out by the engineer. He explained that this engineer had photographed the doors of each plot and then classified everything as invalid. This action appeared to him as unprofessional and unfortunate. The president questioned the availability that this engineer had expressed during the Gaviotas Assembly, as his support had been practically non-existent.

Regarding Pedro's intervention, the president indicated that he had not mentioned, at least according to his perception, the attempts of the Town Hall to exclude us from the Lawsuit. However, he wanted to highlight that, in addition to the Town Hall, Costa Cálida S.L. had also submitted an appeal with the same purpose, attempting to sideline the Association and move forward with the Lawsuit. The president informed that this had already been communicated in the WhatsApp group and to those who have provided their email addresses. Fortunately, and in a positive turn of events, the court had rejected both attempts.

Three. - 2022 Income and Expenses Balance and 2023 Budget

Attendees are reminded that the Assembly's invitation included documents reflecting the 2022 income and expenditure balance as well as the budget for 2023. Juan García publicly presents this information as Treasurer Sabrina had to step down for personal reasons, with our board member José Ochando taking over due to an accidental signature just 2 months ago.

It was highlighted that the Membership fee for the upcoming year 2024 will remain at €20.

Submitted for attendees' consideration, this point is unanimously approved.

Four - Requests and Questions

E-125, the owner of this plot, expressed his bewilderment at not understanding how it is possible that action against debtors with debts of over 1500€ to the community was not approved. Our lawyer, Pedro Martínez, responded by explaining that at the May Assembly in Gaviotas, a group of owners, without being able to determine if it was organized, voted against this measure to such an extent that it was decided that

way, since according to the Horizontal Property Law, these points must be questioned and voted on every year. The neighbor was surprised by this result, just like most of us here, but that's the reality. Next, our neighbor took the opportunity to introduce himself, as he is a new owner, and offered to help the Board, stating that he has organizational skills in association matters.

F-087 wants clarification on whether the central area where the pool, church, tennis courts, playground, etc., of the campsite are located is communal or not. They also express some protest about the existing dirtiness, at least in their sector. In the past, the streets used to be cleaned, but now it's not done, and garbage accumulates everywhere. There are damages to the doors of the restrooms in their sector, making some areas inaccessible.

E-125 intervenes once again to question whether there was any specialized training for the use of the two defibrillators present in the campground. Additionally, they point out that there might be an overcrowding issue and an insufficient number of lifeguards at the pool during certain times. Furthermore, they request the replacement of the wooden ramp providing access to the beach due to its poor condition, which could potentially lead to accidents.

O-003, He commented that the pedestrian separation line on the main streets is very deteriorated and hard to detect. He also referred to the Gua-Gua that we don't have, even though he heard the Community President assert during the Assembly that it would be available this year, "no matter what." He states that there are people like him with slight mobility impairments throughout the camping area, and that this means of transportation was a great help to access different points of the camping, such as the supermarket and the beach. He protests because none of the projects discussed during the May Assembly have been fulfilled.

Our president took the floor to provide comprehensive and extensive responses to each of them. The meeting concluded after lengthy informal conversations, reiterating what has been stated in this minutes.

With no further matters to discuss, the Assembly concludes at 9:05 PM on the date mentioned in the heading.

Signed by Juan García. President.

Signed by José Manuel Zamora Perea. Secretary.